



For Sale

Mandeville Road, N14  
Asking price £749,950

A three bedroom semi-detached 'Cox' built family home perfectly located for catchment to Ashmole Secondary school. This wonderful property boast spacious hallways and landings two large reception bay windows with access onto garden, separate kitchen leading onto conservatory, gas central heating, double glazing, three large bedrooms, fully tiled bath suite and separate toilet. Further benefits are a full standing boarded loft space with Velux windows and electric power, 70ft rear garden with side and rear access via a service road off-street parking via own driveway and potential to extend STPP

This wonderful property is within an 8 minute walk to Ashmole Academy secondary and primary school and within a 15 minute walk to Southgate tube station (PICCADILLY LINE) and all of Southgate's shopping amenities, the property also falls within a 10 minute walk via Arnos Grove Park to Arnos Grove tube station (Piccadilly Line). A MUST SEE PROPERTY!

PROPERTY MISDESCRIPTION ACT 1991

Nicholas James make every effort to ensure the accuracy of these details, it should be noted that the above measurements are approximate. Nicholas James has not tested any equipment, fixtures, fittings or services and so cannot confirm that they are in working order. We have not had a sight of the title documents and any reference to the tenure of a property based on the information supplied by the seller. Nicholas James are unable to confirm that the relevant planning permission and or building regulation approval has been obtained where any structural alterations have occurred. Photographs are provided for illustration only and do not depict what is included in the sale.

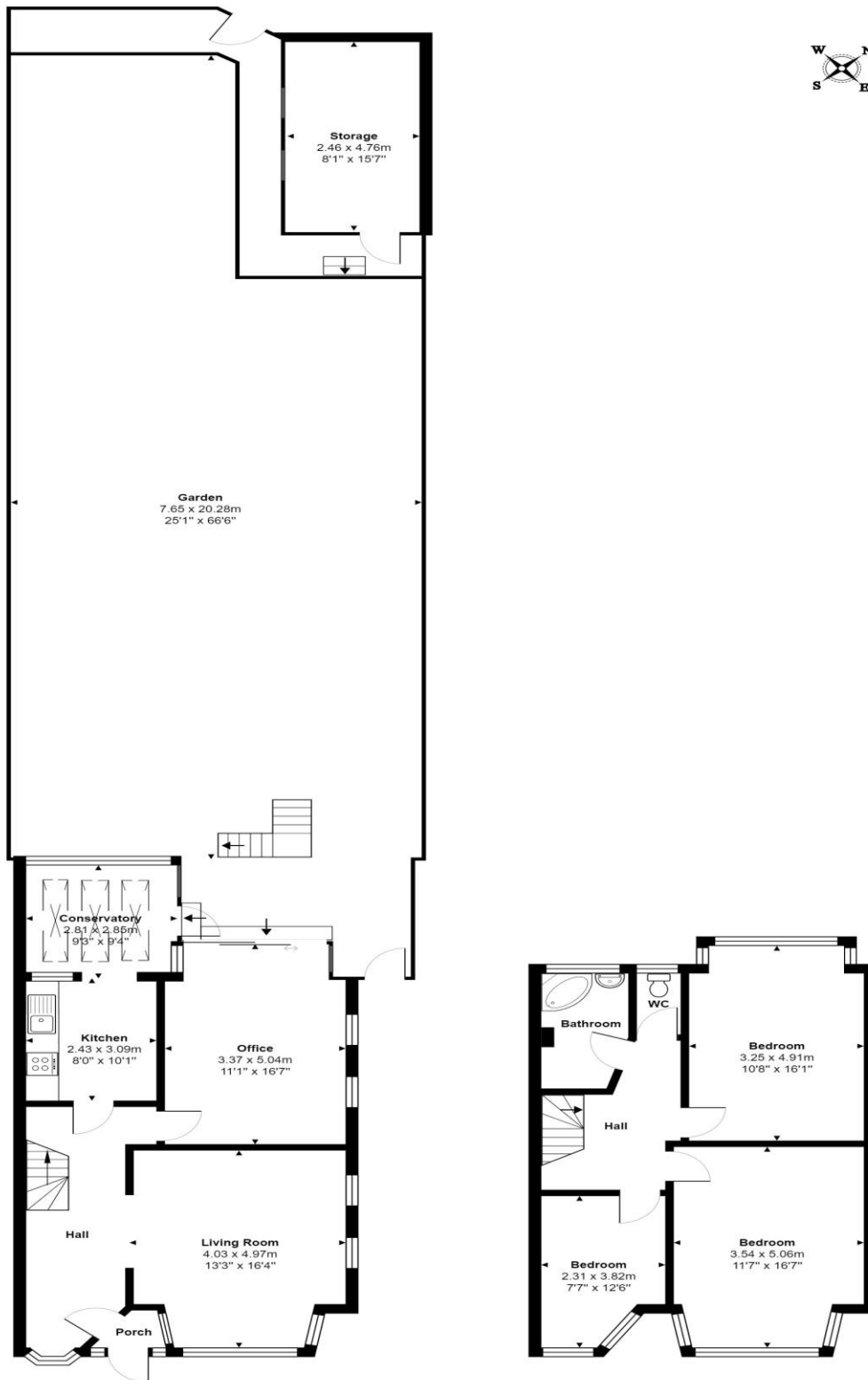
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Total Area: 133.5 m<sup>2</sup> ... 1437 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only

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